



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

811 Voss Avenue | Odem, TX 78370

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Actual Property Image



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,784 SF Valero Located at 811 Voss Avenue in Odem, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities and Rent Increases Every Five Years, Provides For a Secure Stable Income Stream. Well Established Guarantor Currently Operating 26 Locations.



Actual Property Image

OFFERING SUMMARY

| | |
|-----------------|------------------------------------|
| PRICE | \$2,663,378 |
| CAP | 6.75% |
| NOI | \$179,778 |
| PRICE PER SF | \$703.85 |
| YEARS REMAINING | 20 Years |
| LEASE GUARANTY | Strong Guarantor With 26 Locations |

PROPERTY SUMMARY

| | |
|---------------|-----------------------------------|
| ADDRESS | 811 Voss Avenue Odem, TX 78370 |
| COUNTY | San Patricio |
| BUILDING AREA | 3,784 SF |
| LAND AREA | 0.95 AC |
| BUILT | 2008 |

HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



8% Rent Increases Every 5 Years



Valero is the World's Largest Independent Petroleum Refiner



Established Operator of Convenience Stores in Texas – Currently Operates 26 Locations



Strong Store Performance - 2.021x Rent Coverage



Strategically Located Between Two Signalized Intersections With 6 Curb Cuts and Points of Access Along W. Baylor Street, Voss Avenue and W. Willis Street



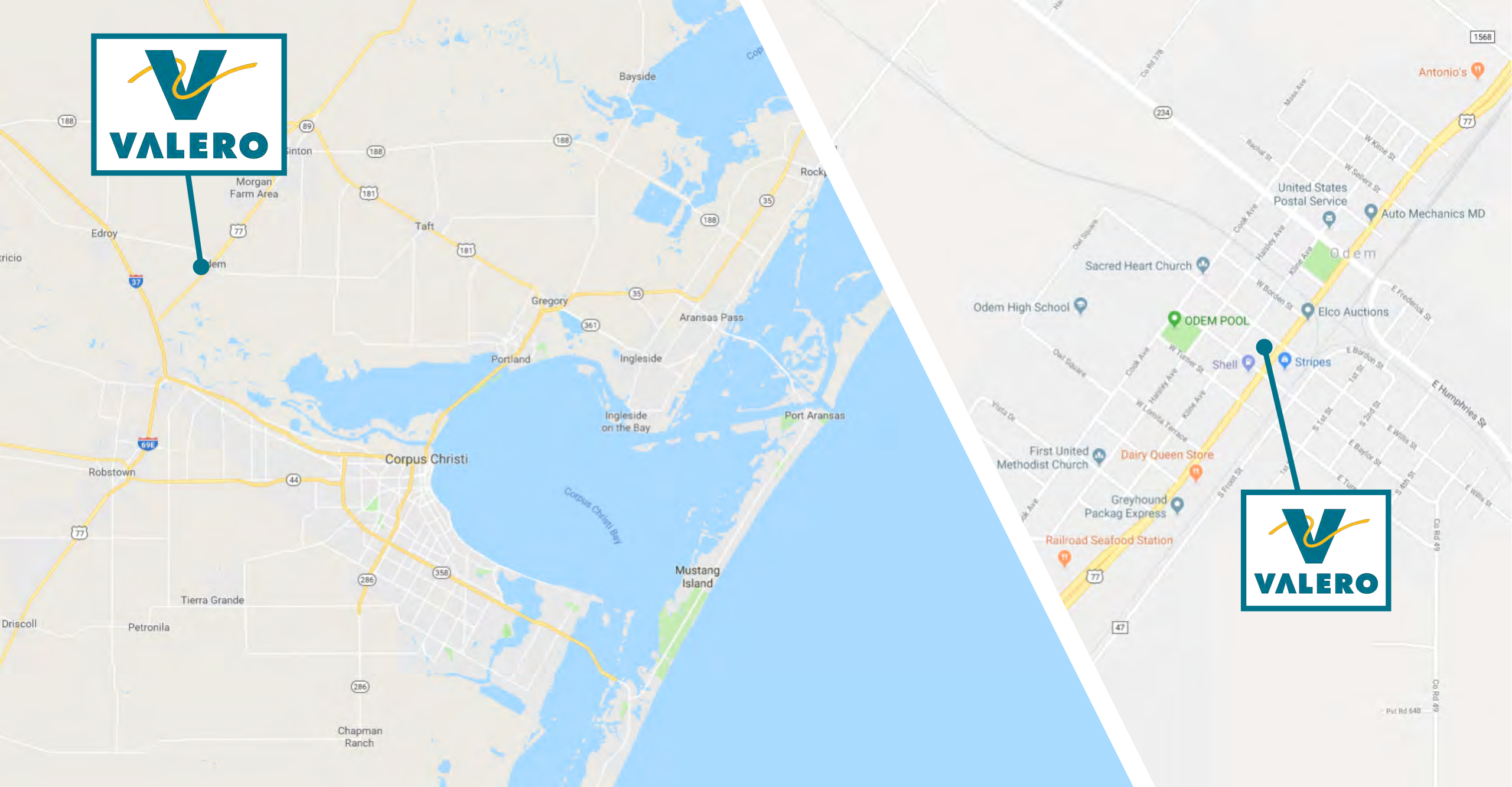
Hard Corner Location With Excellent Visibility From Voss Avenue, West Baylor Street and W. Willis Street



Strong Traffic Counts - Over 23,000 Vehicles Per Day Pass This Location



Close Proximity to Odem High School - Only High School in the Odem-Edroy Independent School District



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Keeping Up
With the Jones'

Odem High School

Rings Car Wash



SUBWAY



First Baptists
Church of Odem

Odem Tire Service



Voss Ave



Exxon



Planter's Co-Op

Pfluger's Barnyard BBQ

Odem City Hall



ELCO Auctions
Asset Marketing Solutions



Voss Ave

CITY OVERVIEW

Odem | San Patricio County | Texas

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Odem, TX

Odem is a city in San Patricio County in the state of Texas. In 2017, the city had an estimated population of about 2,420 residents. San Patricio County is a major county in that area; the county had about 67,215 residents in 2017. San Patricio County is also part of the Corpus Christi, TX Metropolitan Statistical Area, which had about 442,600 residents. Odem is located 15 miles from Corpus Christi, which is a major city right on the Gulf of Mexico. Corpus Christi has approximately 8 million people come visit the area every year.



Economy

The economy of Odem employs about 1,000 people and it is specialized in Utilities, Mining, Quarrying Oil, Gas, Extraction, Agriculture, Fishing, Forestry, and Hunting. Due to the cities proximity, Corpus Christi's economy affects Odem's as well. Corpus Christi is home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.



Contemporary Life

Odem is a short 20 minute drive to the city of Corpus Christi, which makes it the perfect place to spend the day. Corpus Christi is near the World War II aircraft carrier, the USS Lexington, which now houses a naval aviation museum. The city is home to the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. The city is also near Padre Island National Seashore, which is home to migratory birds and endangered Kemp's ridley sea turtles. The city is also located on the Gulf of Mexico with some of the best beaches around.

PORT OF CORPUS CHRISTI

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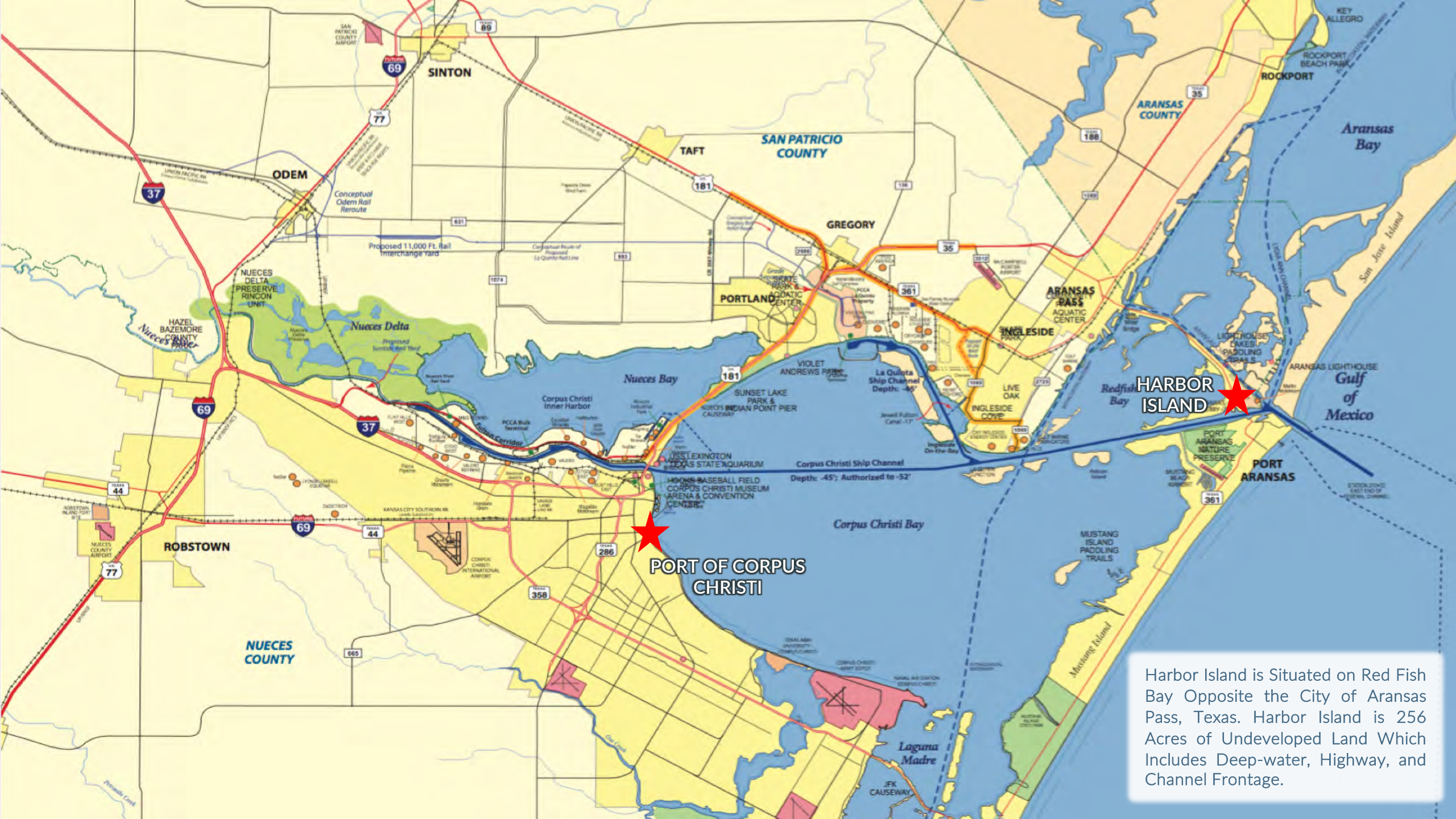
“MOVING AMERICA’S ENERGY”

- Located On The Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port In the United States In Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45' Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”

– Charlie Zahn
Chairman of the Port of Corpus Christi Commission



HARBOR ISLAND

PORT OF CORPUS CHRISTI

Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.

HARBOR ISLAND DEVELOPMENT

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Development of \$1.2B Oil Export Terminal on Harbor Island Underway

The Port of Corpus Christi and The Carlyle Group Have Partnered to Develop a World-Class Crude Oil Export Terminal On the 256 Acre Harbor Island. Operations are Anticipated to Commence in Late 2020.



Oil Export Terminal Leads to Opportunity:

- The First Onshore Location In The United States That Will Service Fully-Laden Large Crude Carriers (VLCCS) – the World’s Largest Oil Tankers Which Can Carry More Than 2 Million Barrels of Crude Oil
- Will Connect Growing Crude Oil Production In the U.S. With Markets – Positioning the Port as a Global Crude Oil Export Hub
- Project Also Includes the Development of Two Loading Docks and Crude Oil Tank Storage
- Construction and Operations are Anticipated to Generate Thousands of Jobs (Directly and Indirectly) and Billions of Dollars In Economic Activity – For Texas and the United States
- Anticipated that Incremental Exports Could Lessen the National Trade Deficit In Over \$50 Billion Each Year

“A project of this magnitude further underscores the vital role the Port of Corpus Christi plays in the global energy markets and as an important economic generator for the great state of Texas. In partnering with such an experienced and well-capitalized firm as The Carlyle Group, the market should take notice and have a high degree of confidence of this project’s success”

- Sean Strawbridge
Chief Executive Officer of Port of Corpus Christi

DEMOGRAPHICS

Valero | 811 Voss Avenue | Odem, TX 78370

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Population

3-MILE

3,676

5-MILE

4,755

10-MILE

44,425



Average Household Income

3-MILE

\$53,562

5-MILE

\$57,739

10-MILE

\$83,060



BRAND PROFILE

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Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
4,700+ Retail Sites



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com



LEASE SUMMARY

| | |
|-------------------------|---------------------------|
| TENANT | OHK Global, Inc. |
| PREMISES | Approximately 3,784 SF |
| LEASE COMMENCEMENT | March 8, 2019 |
| LEASE EXPIRATION | March 31, 2039 |
| LEASE TERM | ~20 Years Remaining |
| RENT INCREASES | 8% Every 5 Years |
| LEASE TYPE | Absolute Triple Net (NNN) |
| PERMITTED USE | Convenience Store |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Tenant's Responsibility |
| PARKING LOT (STRUCTURE) | Tenant's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |



RENT ROLL

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Actual Property Images

| TENANT NAME | SQUARE FOOTAGE | % OF TOTAL | ANNUAL BASE RENT | RENT PER SF | RENTAL INCREASE | INCREASE DATES | LEASE BEGIN | LEASE END | OPTIONS |
|------------------|----------------|------------|------------------|-------------|-----------------|----------------|-------------|------------|-------------|
| OHK Global, Inc. | 3,784 SF | 100% | \$179,778 | \$47.51 | 8% | Every 5 Years | 03/08/2019 | 03/31/2039 | 4 x 5 Years |

CONFIDENTIALITY AGREEMENT


The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Actual Property Image

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